

Application No: 16/00081/FULL Full Application

Site: Home Farm House, Bramshaw, Lyndhurst, SO43 7JH

Proposal: Two storey extension; single storey extension; external alterations

Applicant: Mr R Crosthwaite Eyre

Case Officer: Ann Braid

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Application from Authority Member's immediate family.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

CP2 The Natural Environment
CP7 The Built Environment
CP8 Local Distinctiveness
DP11 Extensions to Dwellings
DP1 General Development Principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 7 - Requiring good design
Sec 11 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: Recommend permission but would accept the decision reached by the National Park Authority's Officers under their delegated powers.

8. CONSULTEEES

- 8.1 Building Design & Conservation Area Officer: No objection subject to conditions.

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 Home Farm House is a two storey building constructed in brick and tile hanging with a partially tiled roof (on the front elevation) with the remainder roofed in slate. Although not a listed building, it has been highlighted as being of significance in the Conservation area for its historic, architectural or vernacular interest. The house is sited to the east of the farm buildings comprising Home Farm. There is a small thatched former dairy building which is in use as a domestic outbuilding, ancillary to the farm house. The garden is mainly lawn and is level and there are farm buildings to the rear of the property behind which lie open fields.
- 11.2 Consent is sought to extend and remodel the house. The kitchen would be relocated to the front of the house, and a living room and study added at the rear. A new door would be created on the front elevation between the two existing tile-hung bays. Upstairs, one bedroom and two bathrooms would be added to the existing accommodation. The extension would step down towards the rear with side facing dormer windows with leaded flat roofs. A simple flat roofed porch would be added to the side elevation facing the farm buildings. All the windows would have diamond lights to match those on the original core of the house.
- 11.3 The property is not a small dwelling as defined in Policy DP11 and the proposal would be less than 30% of the floor area that existed in 1982 - it would comprise a 23% floorspace increase. The extension has been designed to be subservient to the existing core of the dwelling, and would appear proportionate. The proposed dormer windows would appear simple and inconspicuous and the proposed flat roofed single storey element would be appropriate and sympathetic to the house. The proposed simple entrance door on the front elevation is acceptable. If there was a door in this location, any evidence of it has been obscured by the tile hanging. The only amendment sought to the proposal was to amend the porch on the side elevation to a simpler canopy and amended plans have been registered; the applicant has readily agreed to this revision. The

proposal would therefore comply with Policy DP11 of the New Forest National Park Core Strategy and Development Management Policies DPD (2010).

- 11.4 The proposed alterations and extension would be visible within the Conservation Area but, as the alterations would be appropriate to the existing dwelling, the proposal would preserve the character of the Conservation Area in accordance with Policy CP7 of the Core Strategy. The Conservation Officer raises no objection subject to suitable conditions regarding materials and detailing.
- 11.5 The house is surrounded by land within the ownership of the applicant. The extension would be around 40 metres away from Barn Close Cottage, the closest dwelling, and there would be no significant impact upon the residential amenity of that dwelling, or upon others further away.
- 11.6 No trees are located proximate to the proposed extension; the groups of trees to the north-west and south-east of the farmhouse would be protected from development operations by heras fencing. As the extension would only tie into one gable wall it is unlikely that any protected species would be affected by the proposal. The verges at the front of the house are designated SSSI. The proposal is accompanied by a Construction Management Statement which sets out how the verges will be protected during development operations, including restrictive fencing and designated on-site storage areas.
- 11.7 Overall it is recommended that consent is granted subject to conditions.

12. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 No development shall take place until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.
- Development shall only be carried out in accordance with the details approved.

Reason: To protect the character and architectural interest of the heritage asset and character and appearance of the conservation area in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 3 No development shall take place until a sample 1m square panel of brick work showing the brick, bond, mortar and joint details shall be made available on site for inspection and approval in writing by the New Forest National Park Authority.

Development shall only take place in accordance with those details that have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 4 No development shall take place until full details at a scale of 1:10, including plan, elevation and section, has been submitted and approved in writing by the New Forest National Park Authority, which shows the proposed door opening on the north west elevation and how it will relate to the surrounding fabric.

Reason: To protect the character and architectural interest of the undesignated heritage asset and character and appearance of the conservation area in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 5 No development shall take place until the following details shall be submitted to, and approved in writing by the New Forest National Park Authority:

Full joinery details including the windows, doors, eaves, lintels, verge, bargeboards.

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the undesignated heritage asset and character and appearance of the conservation area in accordance with Policies DP1, DP6 and CP7 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 6 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with drawing

118.1.P30.A3.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).

- 7 Development shall only be carried in accordance with:

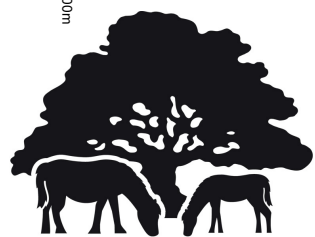
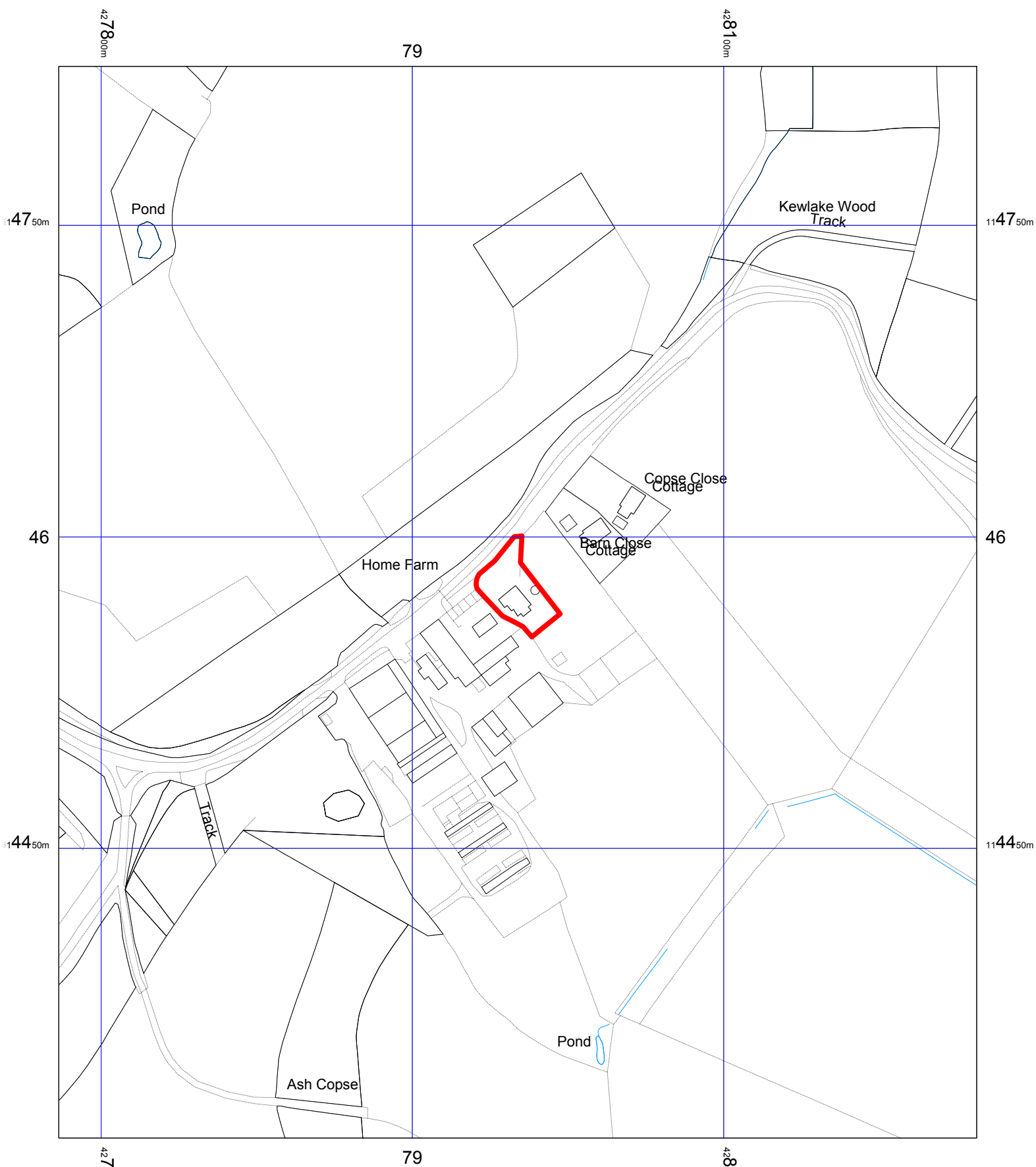
Drawing nos: 1181.P16.A3, 1181.P17.A3, 1181.P18.A3 REV B, 1181.P19.A3 REV B, 1181.P25.A4, 1181.P26.A3 REV A, 1181.P30.A3.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

Reason: To ensure an acceptable appearance of the building in accordance with policies CP7, CP8, DP6 and DP1 of the New Forest National Park Core Strategy and Development Management Policies (DPD) December 2010.

- 8 Unless otherwise agreed in writing by the National Park Authority, development operations shall only be carried out in accordance with the Construction Management Statement submitted as part of the application.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy CP2 of the New Forest National Park Core Strategy and Development Management Policies (DPD) (December 2010).



NEW FOREST
NATIONAL PARK

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Scale: 1:2500

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